

ARTICLE I

ENACTMENT

SECTION

- 1 .010 Authority
- 1.020 Title
- 1.030 Purpose
- 1.040 Enactment
- 1.050 Repeal

1.010 AUTHORITY

A resolution, in pursuance of the authority granted by Sections 13-7-101 through 13-7-115 and 13-7-401, Tennessee Code, to regulate, in the portions of Cheatham County, Tennessee, which lie outside of the municipal corporation, the location, height, bulk, number of stories and size of buildings and other structures, the percentage of the lot which may be occupied, the sizes of yards, courts and other open spaces, the density and distribution of population, and the uses of buildings, structures and land for trade, industry, residence, recreation, agricultural, forestry, soil and water conservation, public activities and other purposes including areas subject to flooding; to provide for the orderly and reasonable uses of solar energy in the interest of public health, safety and general welfare; to provide methods of administration of this Resolution, and to prescribe penalties for the violation thereof.

1.020 TITLE

This resolution shall be known as The Zoning Resolution of Cheatham County, Tennessee, dated **March 1, 1991**. The zoning map shall be referred to as the Official Zoning Map of Cheatham County, Tennessee, and all explanatory matter thereon is hereby adopted and made a part of this Resolution.

1.030 PURPOSE

The purpose of this resolution is to promote the public health, safety, morals, convenience, order, prosperity and general welfare by:

- a. enhancing the character and stability of residential, business, commercial, and industrial areas, and promoting the orderly and beneficial development of such areas;
- b. preventing overcrowding of land;
- c. conserving the value of land and buildings;
- d. minimizing traffic hazards and congestions;
- e. preventing undue concentration of population
- f. providing for adequate light, air, privacy, and sanitation;
- g. reducing hazards from fire, flood, and other dangers;
- h. assisting in the economic provision, utilization, and expansion of all services provided by the public, including but not limited to roads, water and sewer service, recreation, schools, and emergency services;
- i. encouraging the most appropriate uses of land;

- j. enhancing the natural, man-made and historical amenities of Cheatham County, Tennessee.

1.040 ENACTMENT

Except as hereinafter provided, no building shall be erected or structurally altered, nor shall any building or premises be utilized for any purpose, other than those permitted in the zoning district in which the building or premises is located. No land or lot area shall be so reduced or diminished that the yards or open spaces shall be smaller than prescribed herein, nor shall the lot area per family be reduced in any manner except in conformity with the area regulations hereby established for the district in which such building is located. No yard or other open space provided about any building for the purpose of complying with these regulations shall be considered as providing a yard or other open space for any other building.

1.050 REPEAL

The existing Regional Zoning Resolution of Cheatham County, Tennessee, **January 15, 1990**, as amended, is hereby repealed. The adoption of this resolution, however, shall not affect or prevent any pending or future prosecution of an action to abate any existing violation of said regulations, as amended, if the violation is also a violation of this Resolution.